

## **REVISED ZONING ORDINANCE FREQUENTLY ASKED QUESTIONS**

### **1. Why is the Zoning Ordinance being changed?**

In 2001 City leaders agreed that a Comprehensive Land Use Plan was needed. Professional Planners were hired and worked with citizens, City officials, and staff over a two year period to develop the Comprehensive Plan. It was adopted on February 2004. Since then the current Zoning Ordinance has been out of sync with the concepts in the plan. The new zoning concepts provide for more options in zoning classifications. We believe that these additional options will maximize highest and best use property values, bring compatible uses closer together, and provide more separation of conflicting uses and overall will better serve the needs and interest of the citizens of Lowell.

### **2. What are the new land use classifications and how do they compare to the old ones?**

<b>Existing Name</b>	<b>Most Appropriate New Name</b>
A-1 Agricultural	R-B Single Family Residential (22,000 sf lots)
R-1 Single Family Residential	R-C Single Family Residential (15,000 sf lots)
Note that new residential zoning options also include lot sizes for: R-A (1 acre estate lots), R-D (10,000 sf lots), and R-E (8,000sf lots).	
R-2 Duplex Residential	MDR Medium Density Residential (8/acre)
R-3 Multifamily Residential	HDR High Density Residential (20/acre)
R-4 Mobile Home District	MHP Mobile Home Park
R-O Residential Office	NO Neighborhood Office or BP Business Park
C-1 Neighborhood Commercial	NS Neighborhood Services
C-2 Highway Commercial	R/O Retail Office or R Retail or C Commercial
I-1 Light Industrial	LI Light Industrial
I-2 Heavy Industrial	LI Light Industrial
A new classification has been added called TC Town Center	

### **3. Why were some of the old classifications completely eliminated?**

Lowell is a relatively small city, covering only about 9 sections of land or 9.25 square miles. In contrast, our sister cities of Springdale and Rogers cover 40.8 and 38.5 square miles, respectively. Most of the area of Lowell is located on a fairly flat plateau which means we have good land for building sites. In Lowell, I-540, Hwy 71B, the railroad, and Old Wire Road are located more closely than in any other Northwest Arkansas city. Consequently, with Hwy 264 added in, we have an unusually high percentage of land exposed to highway traffic and potential commercial land than most cities. Also, our residential areas are all going to be relatively close to these major traffic corridors. The Comprehensive Plan concluded that agricultural uses and heavy industrial uses would not be compatible with such close proximity to the other proposed uses.

**4. How can I review the new Zoning Ordinance?**

In three different ways; you can come into the City Administration office and review a copy at your leisure in our “dining room”, or you can obtain a printed copy for about \$12.00, or you can view it on our website at [www.lowellarkansas.gov](http://www.lowellarkansas.gov). When in the website, click on the link in the middle blue box that says “new zoning ordinance draft”.

**5. How can I understand the way this will affect my property?**

A Schedule of Uses has been prepared and will be available for you to review. The Schedule of Uses lists the types of buildings or businesses that are permitted for each land use type. You can check to see what types of uses are allowed for the land use of the property you own.

**6. How can I have input into the proposed changes?**

Please submit a written comment to the Planning Commission. You can do this at the City Administration office or at the public meetings we will provide.

**7. I would like to have my property rezoned. Can I rezone it as part of this new zoning ordinance process?**

No, we have matched your existing zoning as closely as possible to the new names. If you want to rezone to a different zoning type, you will need to submit a rezoning application to the City Planning Department.

**8. What if I want to rezone to a zoning type that does not match the Comprehensive Land Use Plan?**

The Planning Commission and City Council use the Comprehensive Land Use Plan as a strong guiding document for rezoning decisions. However, they also consider other factors, including but not limited to the concerns of neighboring land owners, compatibility with adjoining uses, and impact on traffic and land development patterns, noise, environmental and economic impact.

**9. When will the new Zoning Ordinance be adopted?**

We expect the public hearings to be held during April and the subsequent revisions, City Council review and adoption by approximately the end of May.